

Dunstable Community Preservation Committee (CPC) Meeting – 13 March 2008 (DRAFT)

CPC Members	Present
Sue Psaledakis – Chair	Yes
George Basbanes - Vice Chair	Yes
Wes Goss – Treasurer	No
Mike Wurm - Clerk –	No
Leah Basbanes	No
Joan Simmons	Yes
Rob Busser	Yes
Dave Nicholson	Yes
Joe Dean	Yes

Sue began the meeting at 6:30 PM

Minutes read and moved seconded passed to accept 9 Feb minutes

Sue noted that we have a proposal from Ann Davis representing the Historical Society for the repair of the water trough for \$3,675 to repair it. George moved to accept the bid for \$3,675. During discussion it was noted that there was an upper bid was for \$4,700. As we continued the consensus was that we proceeded to a maximum of \$5,000. George changed his motion to not to exceed \$5,000. It was seconded and passed unanimously. Two bidders were Merrimack Valley Monument Co. and Garside Granite Products & Memorials.

Beth Rust joined us to discuss CPA and Affordable Housing using some of the CPA resources. Sue went over some history as to what this town has gone through with affordable housing and community. She presented some activities that have been accomplished in Sudbury. She noted that we have completed a lot of ground work. She noted that setting up a housing staff is important and this can be financed through the CPA along with setting up a Housing Trust.

She identified the following in her presentation:

- Strategy

- Housing as a Municipal Service

- Listing Town housing Goals

- Understanding Applicants

- Scattered Site or Infill Development

 - Identify Parcels i.e. ‘unbuildable’

 - Notify Owners – Include Town tax Collection parcels

 - Select Developer – Habitat for Humanity brings strong community

outreach

- Locate Eligible Buyer – Town has discretion
- Use CPA Funds to Buy Down Units
 - Appropriate funds for “Buy – Down” program
 - Negotiate additional units in 40B projects
 - Purchase Deed Restrictions on Older Homes
 - Develop Program Material – DHCD Approval
 - Locate Eligible Purchasers – Create ready buyer list through lottery
 - Find Appropriate Home – Authorize repairs as needed
 - Sell to Eligible Buyer – repairs and buyer status will drive transaction
- Summary
 - Funding
 - CPA – program and administrative funds
 - Local Funds provide leverage to state and other funds
 - Program
 - Housing plans provide approved strategies
 - MHP’s CPA and Affordable Housing Guidebook
 - Staff Resources
 - Hire part-time staff, funded by CPA
 - Organization
 - Entity with Transactional powers, eg Municipal Housing Trust
 - Local Political Support
 - Selectmen, Planning Board, Town Entities and Staff, Residents

One note was to look at those who retire in town that might like to down size into a smaller unit. To keep those individuals would be a possible incentive for the town. Another incentive would be to look at the need for new couples being able to afford new housing.

It was noted that there are counterparts to Beth’s profession in consultation that we might be able to use.

Recreation department is looking at trees and may bring it up in the fall

Next meeting will be set as needed

It was moved, seconded and passed unanimously to adjourned at 8:06PM

Respectfully Submitted,

Joe Dean